



GIBBET MILL

Saughall, Chester

Rickitt
Partnership



Unique Grade II windmill with planning

Grade II listed detached windmill ♦ Planning permission for a contemporary extension ♦ Three bedrooms, en-suite & separate shower room ♦ Open plan sitting room ♦ A wealth of features ♦ Outbuilding comprising carports & stable ♦ Set within approx. 1.65 acres

A rare and unique Grade II listed three bedroomed detached windmill, close to Chester, with planning permission for a modern and contemporary extension. This historic property recently appeared in a book of “25 Unique Homes of Chester”. The windmill is believed to date back to 1610, with renovations in the late 18th Century and conversion to a house in 1960 for the Parker family. The property has a wealth of original features including a large cast iron shaft on a square wooden framework in the main bedroom and sits within approximately 1.65 acres including a small paddock. There is a detached timber outbuilding comprising carports, loose box, tack room and hay barn.

Entrance Area

Open stairs to first floor. Window to side. Ornate radiator.

Inner Hall

Space for American style fridge/freezer. Tiled floor. Door to side.

Cloakroom

Low level WC and hand wash basin. Tiled floor. Ornate radiator. Exposed brick work.

Boiler Room

Oil fired boiler. Hot water cylinder.











Utility Room

Space for washing machine and dryer. Tiled floor. Part exposed brick work.

Kitchen

Range of wall and base units with granite work surface above. Floor to near ceiling cupboard housing Samsung double oven. Samsung four ring induction hob with extractor above. Island unit with granite work surface and breakfast bar with units below. Base units with granite work surface above and inset sink unit with mixer tap, integrated dishwasher. Further base units with granite work surface above and wine cooler below. Exposed brickwork. Tiled floor. Two windows to front.

First Floor

Sitting Room

Split level floor with glazed viewing floor to ground floor. Original timber pillar and beam. Four double glazed windows. Double glazed panelled door with windows to each side opening onto balcony. Spiral staircase to second floor. Radiator.

Second Floor Landing

Exposed beam. Built in cupboard. Double glazed window to side. Spiral staircase to third floor.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Double glazed window to side. Wall mounted heated towel rail.

Bedroom Two

Fitted wardrobe. Fitted pull down bed. Double glazed window to side. Radiator.

Bedroom Three

Fitted wardrobe. Two double glazed windows to side. Radiator.

Third Floor

Bedroom One

Original large cast iron mill shaft on a square timber framework. Double glazed windows to front and side. Double glazed double doors to Juliet balcony. Skylight to rear. Two radiators. Open to:

En-suite Shower

Overhead shower with separate hand held shower head. Low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Two double glazed windows to side.

Outside

The mill is approached by a tarmac driveway leading to gravel area offering off road parking, next to a timber outbuilding comprising of double carport, loose box with tack room, hay barn and another single carport. There is a further gravelled area offering off road parking by the side of the mill. A large gravelled sitting area to front with raised lawned garden area. To the side and rear of the mill is the area where the extension will go. There is also a small paddock with separate access from the road, with access from the mill. The property sits within approximately 1.65 acres.

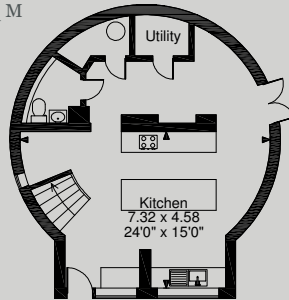
Planning Permission

The planning permission application number is 11/01187/FUL and was granted in August 2011. It is still valid as the owners have started the work by removing the previous side extension. The artist impressions are for this application. However, the owners put in another application, 11/01189/LBC, in March of this year for a revised extension. Plans and artist impressions for this are available via Rickitt Partnership.

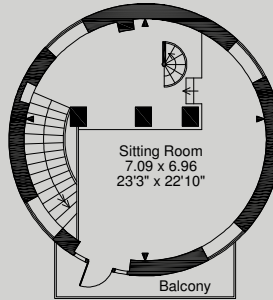


Floorplans

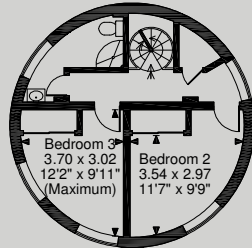
Main House = 1566 Sq Ft/145 Sq M
 Outbuilding = 903 Sq Ft/84 Sq M
 Balcony external area = 51 Sq Ft/5 Sq M
 Total = 2469 Sq Ft/229 Sq M



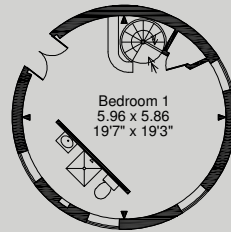
Ground Floor



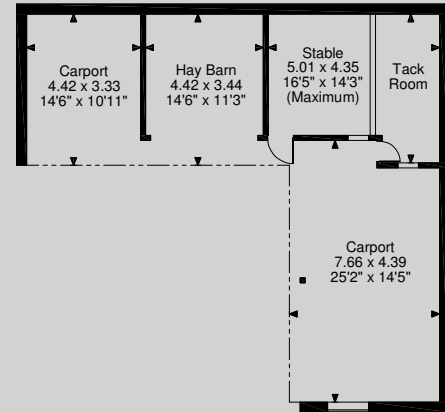
First Floor



Second Floor



Third Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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